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January 7, 2026

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: 24 HOWE STREET
DAVID & CECILLE JONES
WO# 1802.87**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the following documents submitted for the 24 Howe St. project:

- Site Plan, dated 09/09/2025
- ZBA Decision, dated 12/08/2025

Introduction:

The proposed action includes the construction of a new shed accessory structure on the property located at 24 Howe Street. As detailed from the provided Site Plan, the applicant proposes to remove an existing shed structure and construct a 10' x 24' shed in the northwest corner of the property. The proposed accessory structure will yield a separation of approximately 3.0' from the northern property line, 22 Howe St. (Sherer), and 3.0' from the western property line, 31 John St. (Roma).

The existing tax lot (210-14-13) is situated within the Village's Residential (R) zoning district, with no portion of the parcel within the Village's designated Historic District nor within a mapped FEMA Floodway or Floodplain. Single (one) family residences are a permitted use within the Residential (R) zoning district and shall utilize Use Group "b" for the Bulk Requirements.

Review Comments:

1. Will the accessory shed structure be screened from neighboring properties? It appears that the adjoining property to the north currently has a chain link fence, of unknown height. (Previous comment #5).
2. The Site Plans shall be updated to provide the Village's signature box.
3. The Table of Bulk Requirements provided on the plans should be updated to reflect the area variances received from the ZBA.
4. The ZBA decision language should be incorporated into the plans.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney